

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 13, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - RQR-34160 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CECILE PROPERTIES, LLC - Required Review of a previously approved Special Use Permit (SUP-27082) FOR A SECONDHAND DEALER at 420 East Sahara Avenue (APN 162-03-416-022), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 09/16/2009

IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Action Letter for SUP-27082
6. Protest Letter and Protest/Support Postcards

Motion made by STEVEN EVANS to Approve subject to conditions and adding the following condition as read for the record:

A. There shall be a one-year administrative review.

Passed For: 5; Against: 0; Abstain: 2; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS; (Against-None); (Abstain-RICHARD TRUESDELL, GUS FLANGAS); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER TRUESDELL abstained from voting as he owns an interest in a property located within the notification area. Out of an abundance of caution, COMMISSIONER FLANGAS abstained from voting as he represented one of the principles eight years ago.

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Minutes:

CHAIR TROWBRIDGE declared the Public hearing open.

STEVE GEBEKE, Planning and Development, stated staff's inspection of the site revealed that it is not in conformance with the special use permit, SUP-27082, which requires the parking lot to be restriped per site plan, date stamped 3/4/2008. Staff recommended denial, and if denied, the previously approved special use permit will be expired.

LENI SKAAR, 7464 West Sahara Avenue, appeared on behalf of the applicant. One of staff's conditions is the applicant must file for a review of condition on the original Condition 5, which allows the applicant to use the new parking lot layout as part of this use permit. MARGO WHEELER, Director of Planning and Development, confirmed that the applicant has filed such an application, which is ROC-35500. This review of condition is scheduled to be heard at City Council on 9/16/2009, which if approved, this application will be heard on that same day as well.

MS. SKAAR gave some history on the subject application pointing out that with the reconfiguration, the applicant is now able to provide 11 parking spaces which are striped. She confirmed for CHAIR TROWBRIDGE that the handicap parking space was relocated, and access on the passenger side has been restriped to a full eight feet for van access. She also informed COMMISSIONER EVANS that with the modifications, she believed there were no public safety issues. In addition, the approval of the ROC-35500 would allow for conformance. MS. WHEELER read the additional condition requiring a review period, as agreed upon by MS. SKAAR.

CHAIR TROWBRIDGE declared the Public hearing closed.

